

SUMMARY

FLOOR PLAN

SITE PLAN

PHOTOS

RETAIL MAP

DEMOGRAPHICS

FOR SALE/LEASE

AVAILABILITY

- Building 1 Suite 101 - 2,072 SF
- Pad 4 - 10,685 SF
- Pad 5 - 10,685 SF

PROPERTY DESCRIPTION

Baringer Office Block is South Baton Rouge's premier professional and medical office park. The property is located south of Woman's Hospital at the signalized intersection of Airline Hwy. and Baringer Foreman Road near Long Farm Village. It is adjacent to The Crossing (retail development) and Baringer Foreman Tech Park. Two of the five buildings have been completed along with all of the infrastructure of the development including parking, two forms of ingress and egress, and pylon signage.

Lease options range from 1,500 sq. ft. up to 10,685 sq. ft with turn-key build-out packages. Turn-key build to suit packages available for pad sites 4, & 5.

PROPERTY HIGHLIGHTS

- Build to suit packages available
- Turnkey delivery of office space negotiable
- Close proximity to Woman's Hospital, The Crossing, and Long Farm Village
- +/- 65,000 vehicles per day travel this section of Airline Hwy. east and westbound

OFFERING SUMMARY

Sale Price: \$75.00 / SF
Starting Lease Rate: Negotiable



SUMMARY

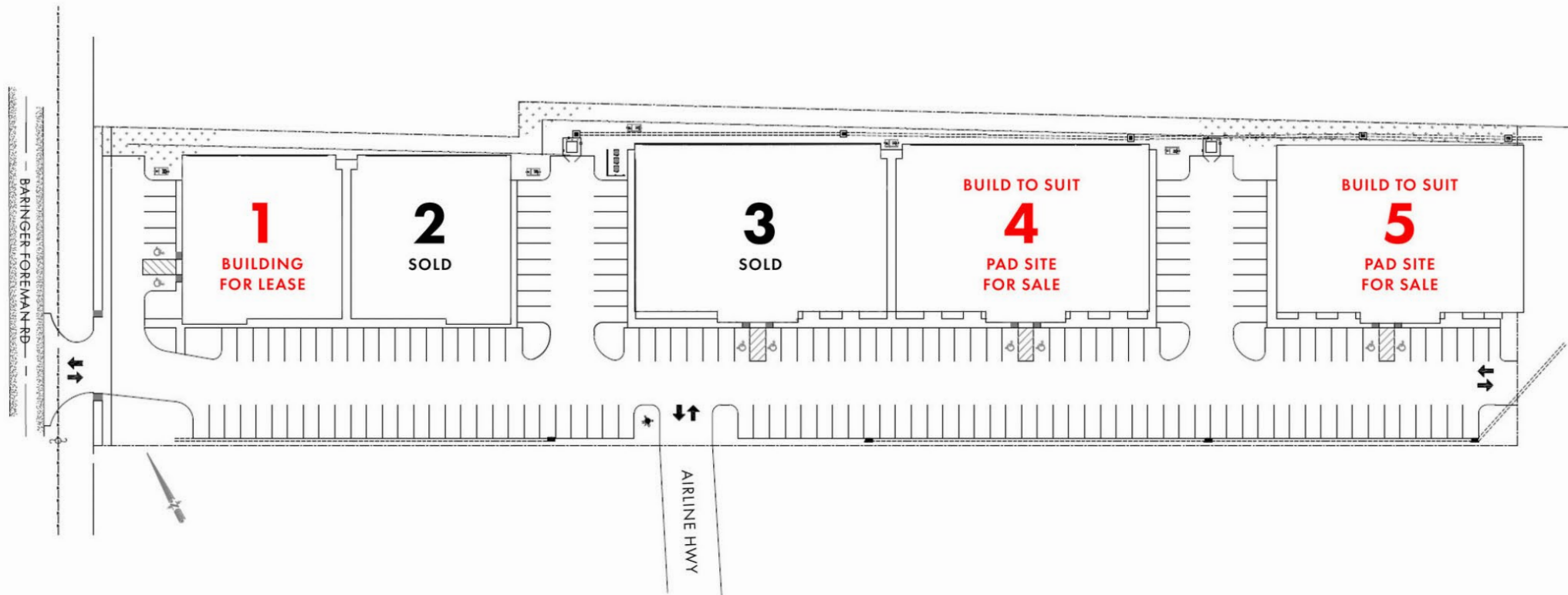
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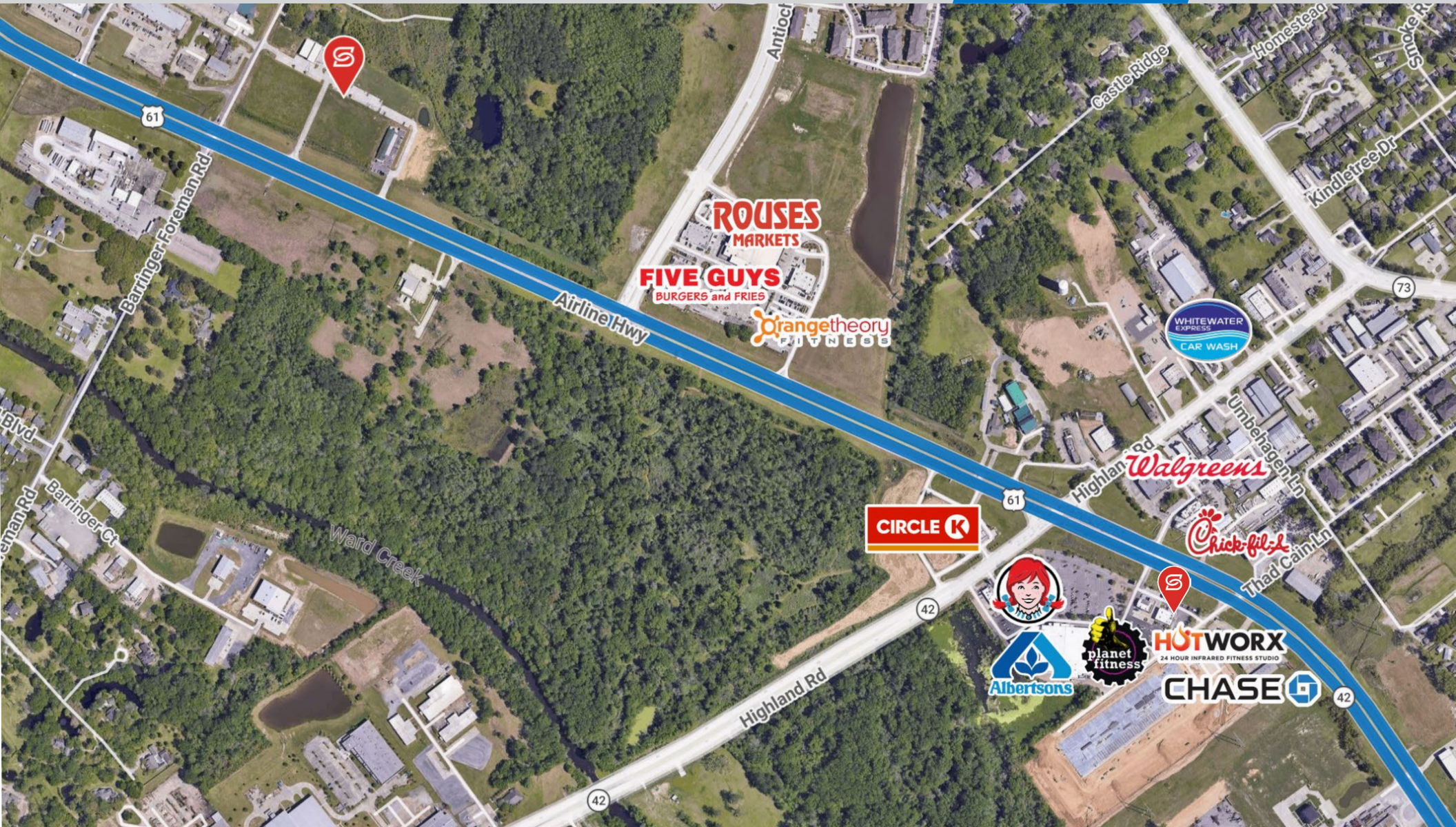
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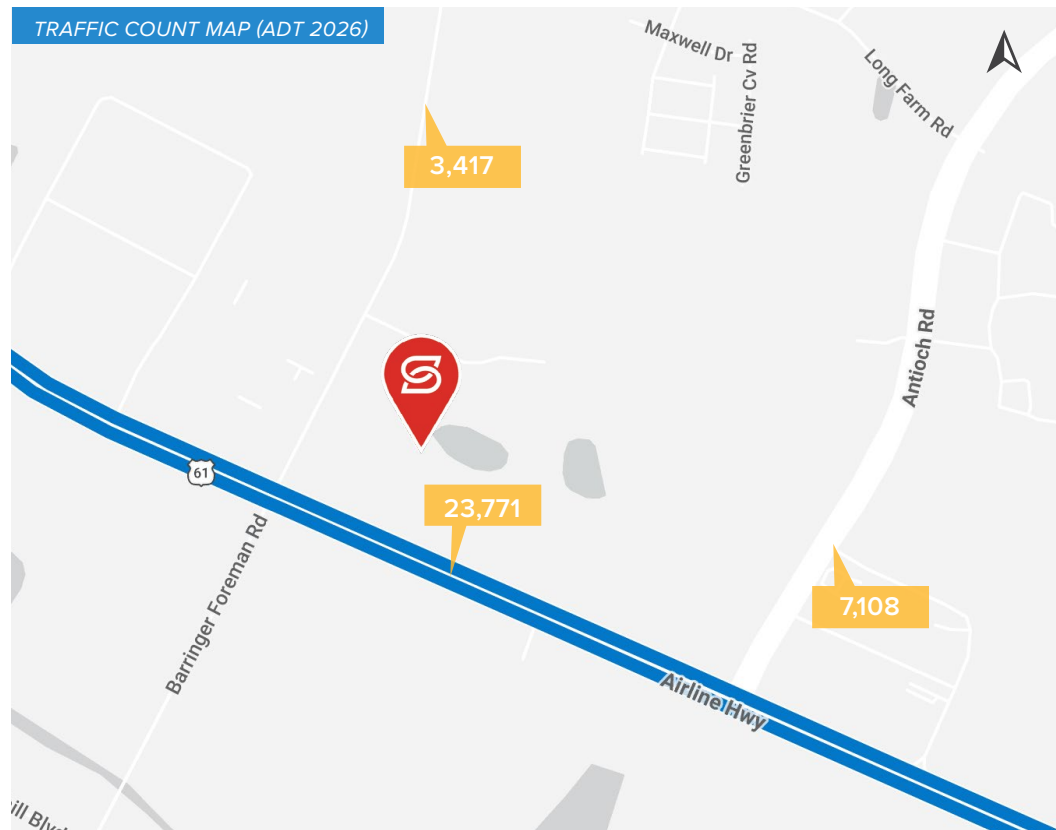
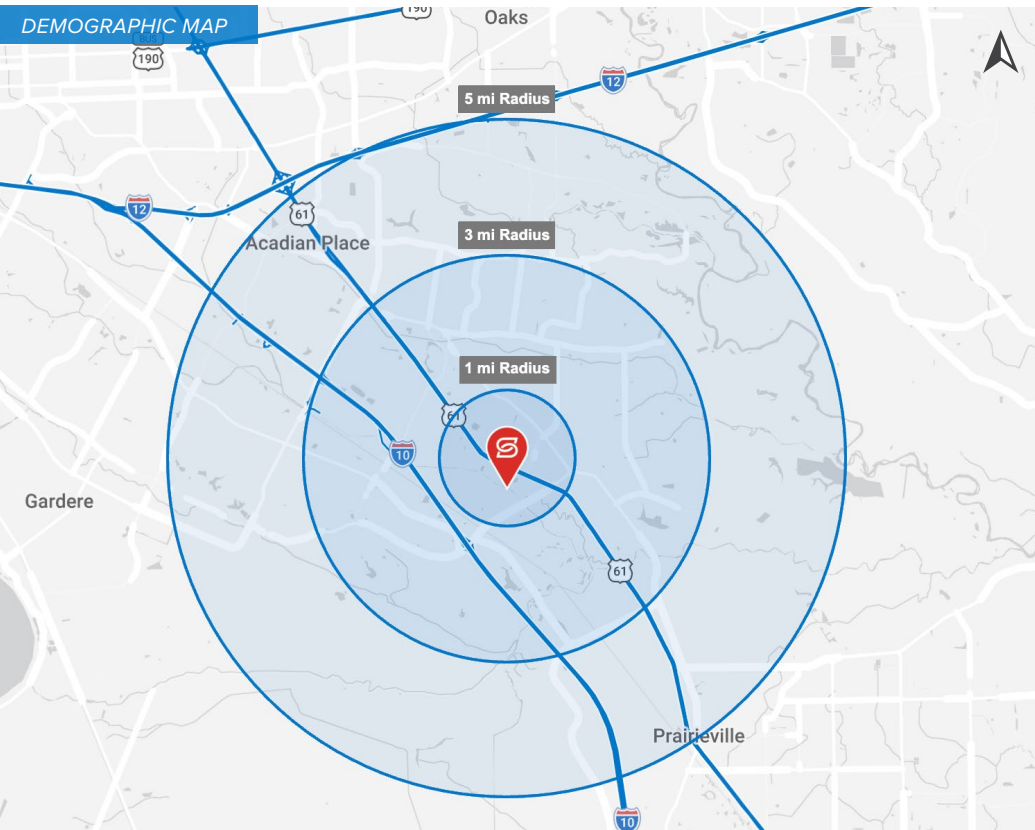
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2026 DEMOGRAPHICS



POPULATION

5 MI

2,952

10 MI

47,056

15 MI

114,453



AVG. HH INCOME

5 MI

\$131,532

10 MI

\$151,472

15 MI

\$139,016



HOUSEHOLDS

5 MI

1,197

10 MI

19,038

15 MI

47,626